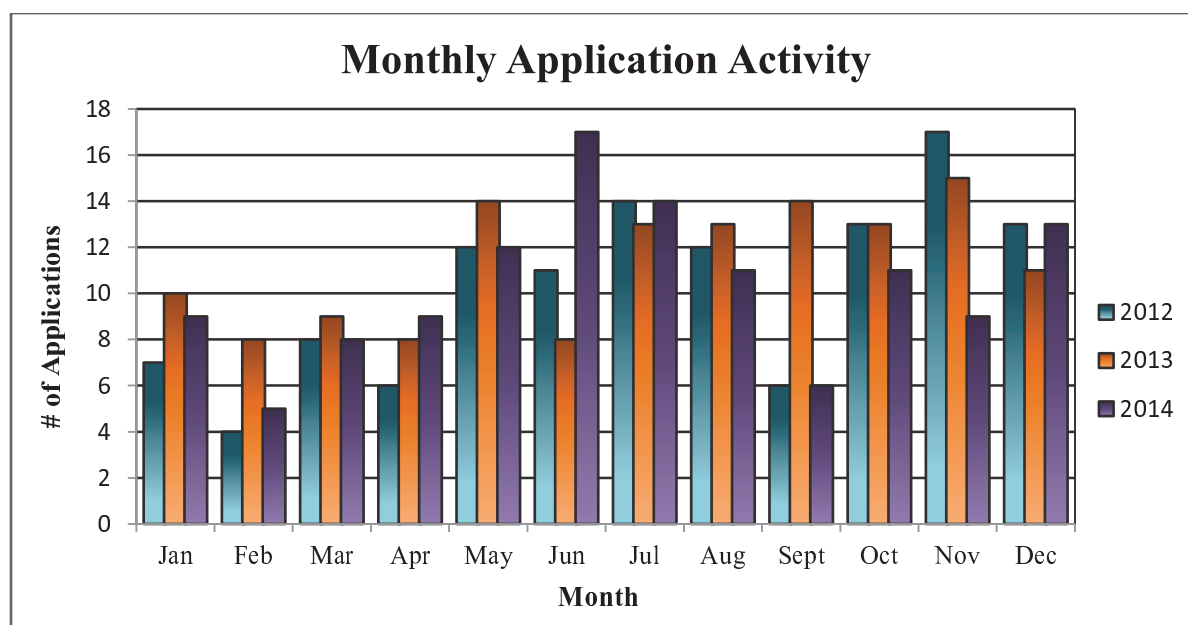


SUBDIVISION ACTIVITY & ADMINISTRATION

2014 Municipal Application Reviews

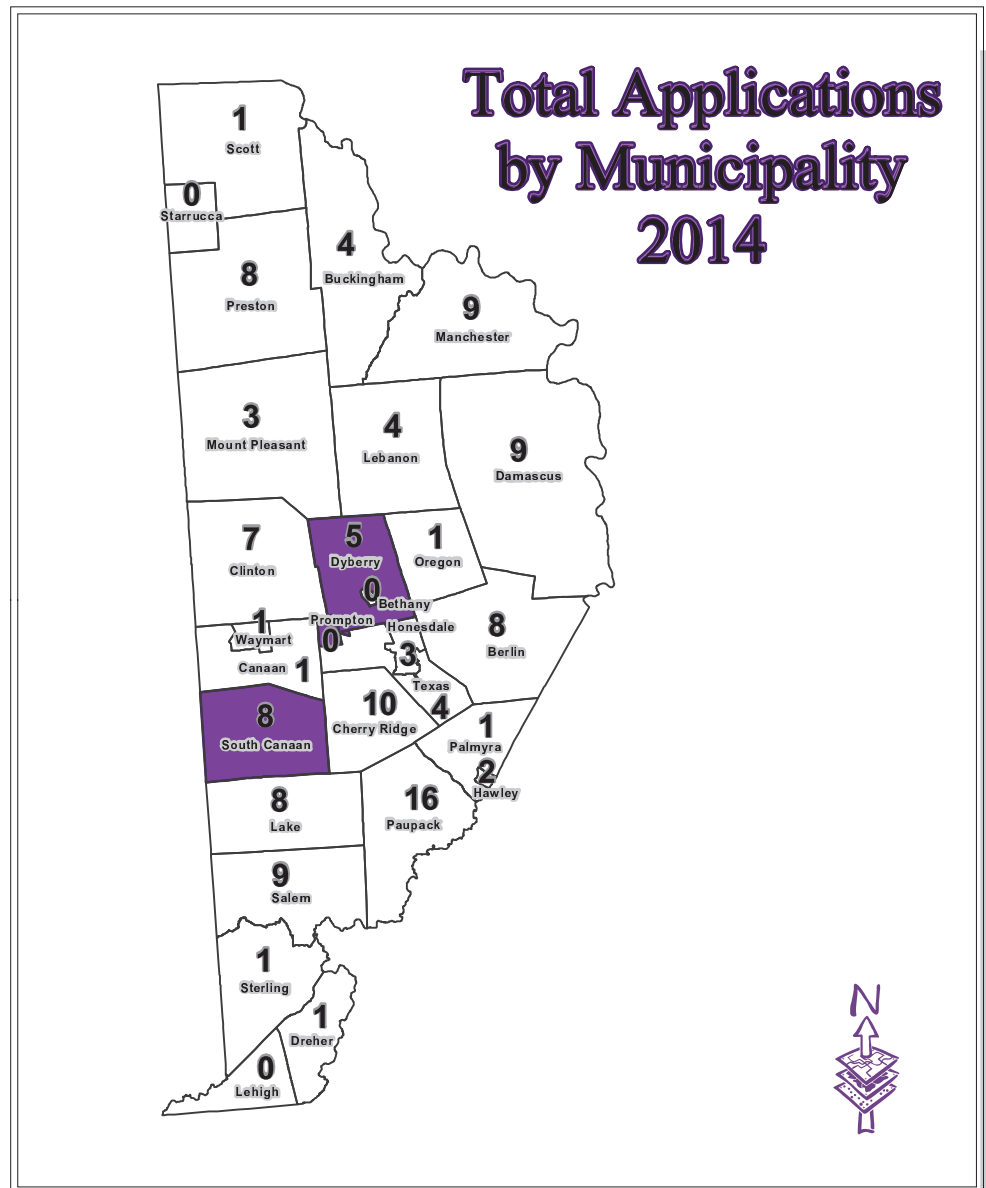
MUNICIPALITY	No. of Apps.	No. of Lots	No. of Additions	No. of Land Developments	Comp 4 Reviews
Berlin	8	2	6	1	-
Bethany	-	-	-	-	-
Buckingham	4	1	4	-	-
Canaan	1	1	-	-	-
Cherry Ridge	10	12	1	1	-
Clinton	7	5	10	-	-
Damascus	9	5	13	-	-
Dreher	1	1	-	-	-
Dyberry*	5	3	38	-	-
Hawley	2	1	3	1	-
Honesdale	3	-	4	-	-
Lake	8	5	11	-	-
Lebanon	4	3	1	-	-
Lehigh	-	-	-	-	-
Manchester	9	7	3	1	1
Mt. Pleasant	3	2	3	-	-
Oregon	1	1	-	-	-
Palmyra	1	-	1	-	-
Paupack	16	6	15	-	-
Preston	8	5	5	-	-
Prompton*	-	-	-	-	-
Salem	9	3	10	-	1
Scott	1	1	1	-	-
South Canaan*	8	6	9	-	-
Starrucca	-	-	-	-	-
Sterling	1	-	1	-	-
Texas	4	1	5	1	-
Waymart	1	-	-	1	-
TOTAL	124	71	144	6	2

* Under the jurisdiction of the Wayne County Subdivision & Land Development Ordinance in 2014

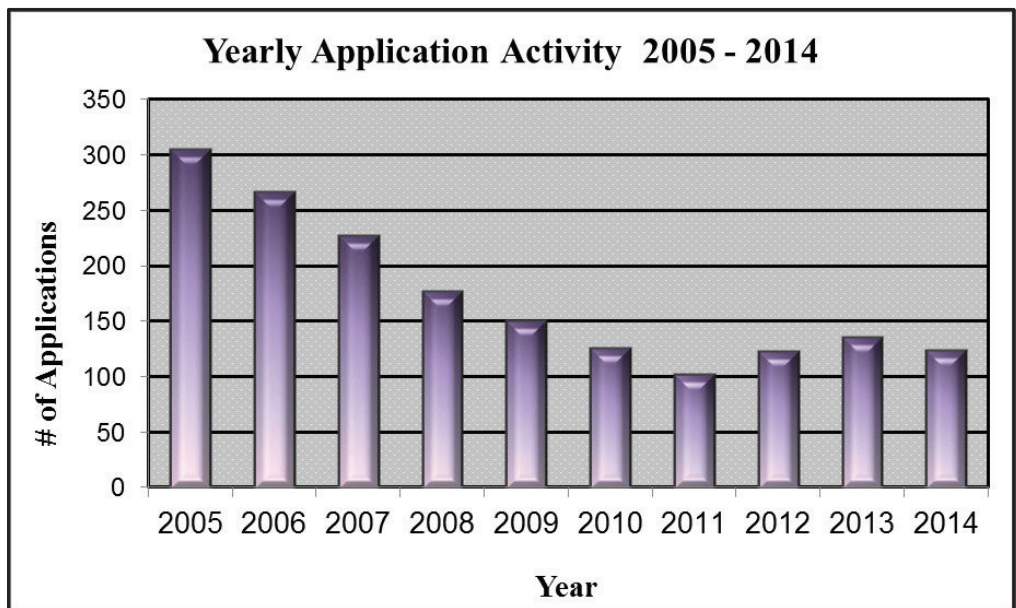


A total of **124** subdivision or land development applications were reviewed by the Wayne County Planning/GIS Department in 2014. The numbers shown within the map to the right represent the number of applications received by the Wayne County Planning/GIS Department from each municipality in 2014.

On the map the shaded municipalities (Dyberry, South Canaan, & Prompton) were under the jurisdiction of the Wayne County Subdivision and Land Development Ordinance. The remaining municipalities had locally adopted ordinances in effect.



In 2014 the number of applications submitted to the Wayne County Department of Planning/GIS decreased. There were 12 fewer applications submitted since the last year total of 136. The number of applications decreased every year between 2005 to 2011. The past two years the number of applications increased. The average number of submitted applications over this ten year period was 174 per year.

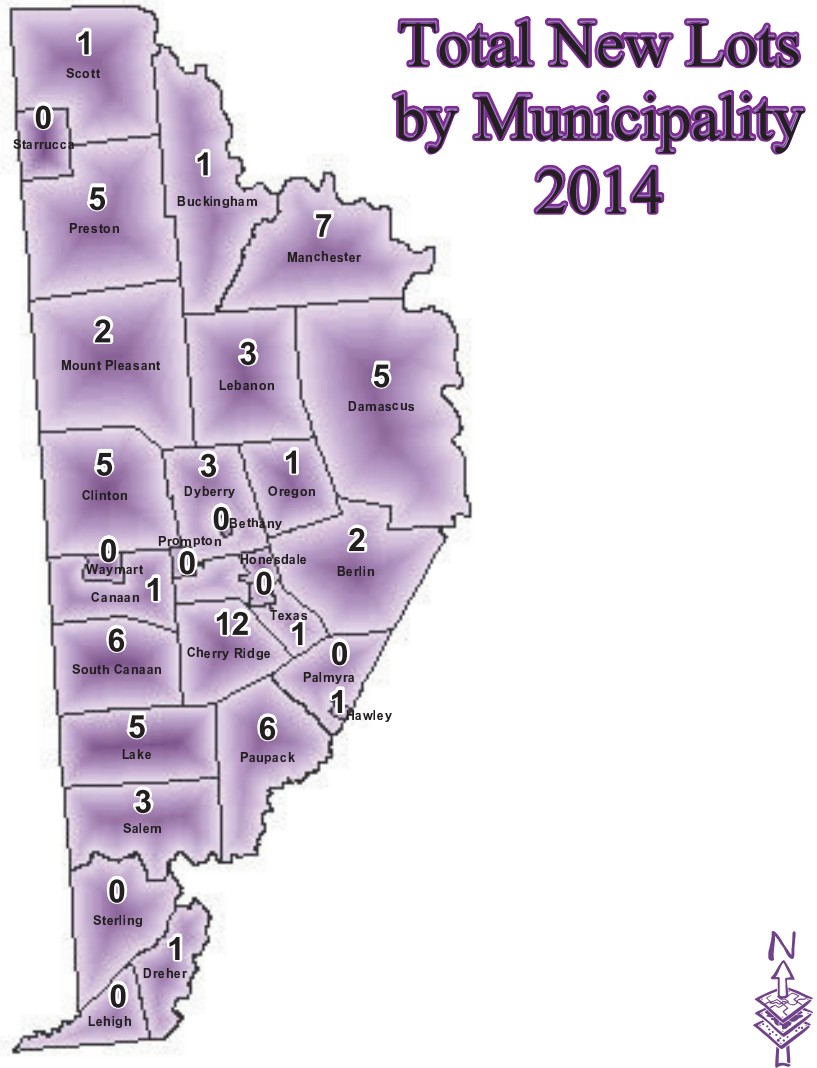


The map to the right shows the number of new lots created in each municipality in 2014. In total, **71** new lots were created in Wayne County in 2014.

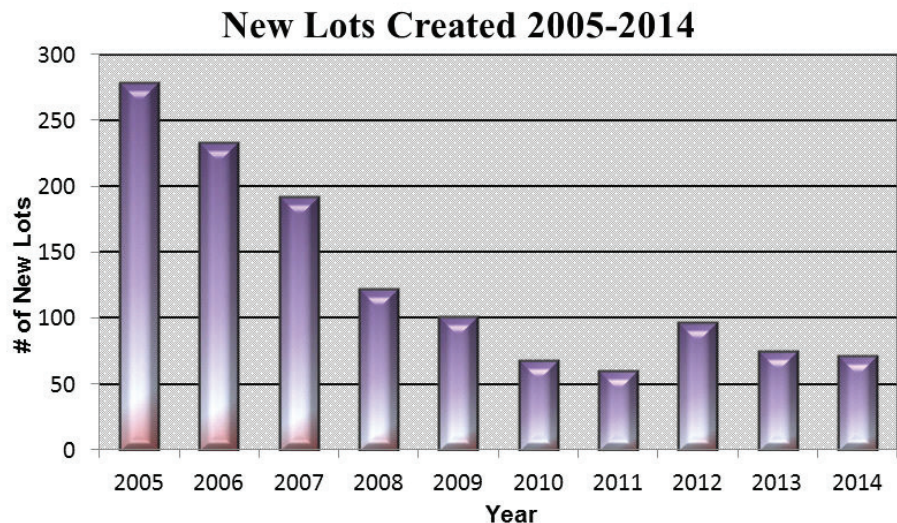
The number of new lots created in 2014 decreased by 4 in comparison to last year. Between the years of 2005 and 2011, the number of new lots decreased steadily. 2012 saw an increase, but since then, the number of lots have been decreasing.

Cherry Ridge had the greatest amount of new lots created in 2014 with 12 lots.

Following that was Manchester with 7 new lots and Paupack and South Canaan both with 6 new lots. A total of 8 municipalities had no new lots created.

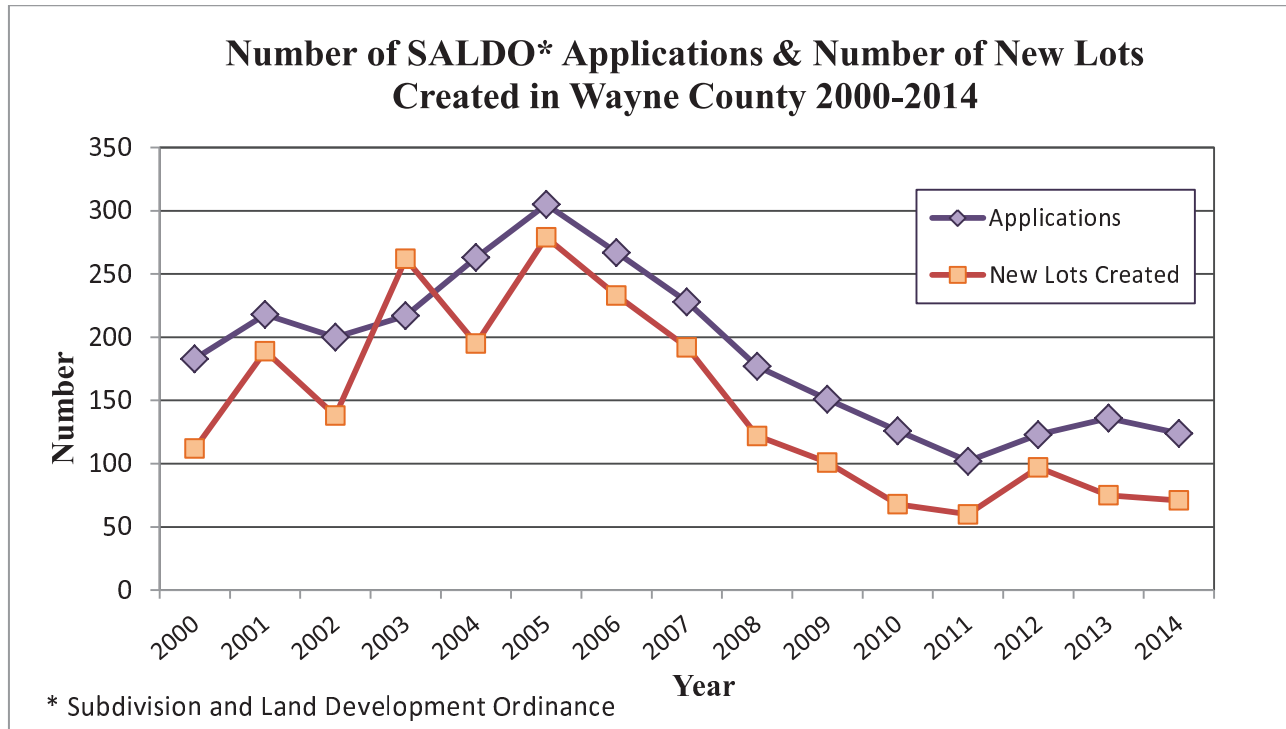


Over the course of the past decade, the average number of new lots created per year was 130. The year with the most new lots created was 2005 with 279. The year with the fewest new lots was 2011 with 60. The 71 new lots created in Wayne County in 2014 represents the third lowest yearly total of the past decade.



Applications & New Lots Created (2000 – 2014)

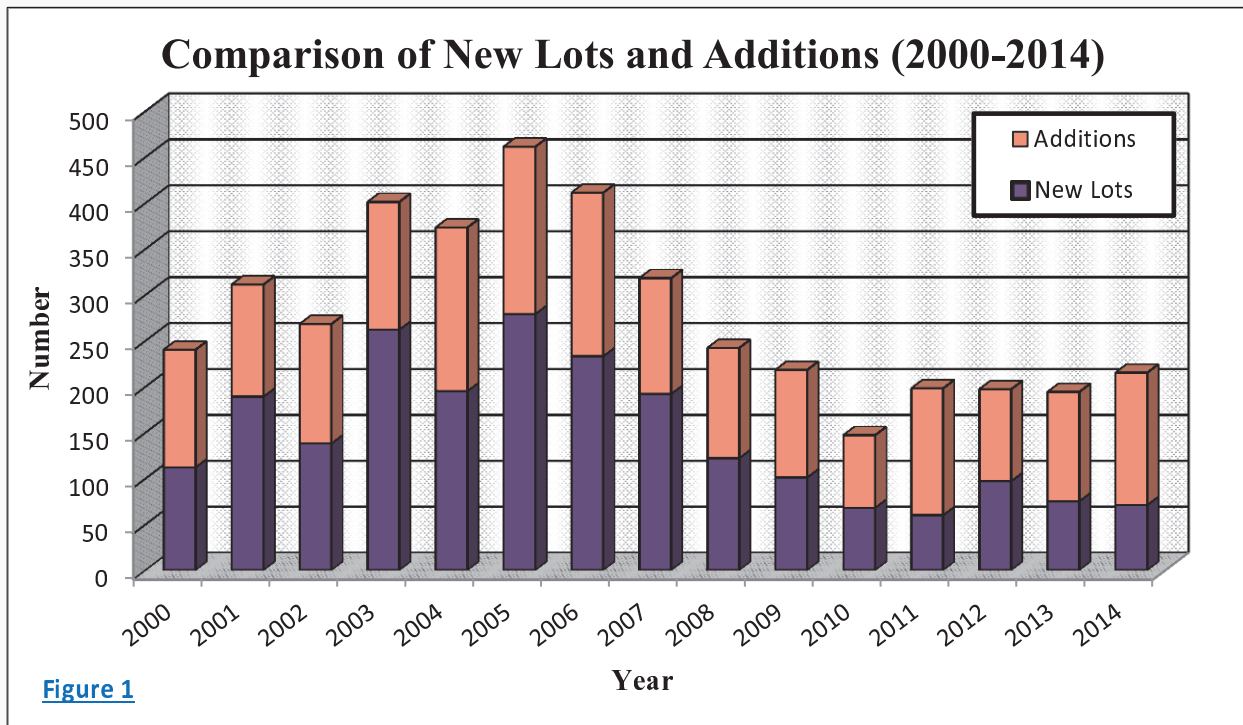
The following paragraphs offer a breakdown of the types of applications reviewed by the Wayne County Planning/GIS Department from the year 2000 up to and including 2014. Comparisons will be drawn between the numbers of new lots created relative to the number of applications received. We will also break down the application results by type and compare the numbers of subdivision applications that result in new lots to those that involve additions. Also illustrated on the following page is the number of land developments reviewed each year compared to the number of subdivisions.



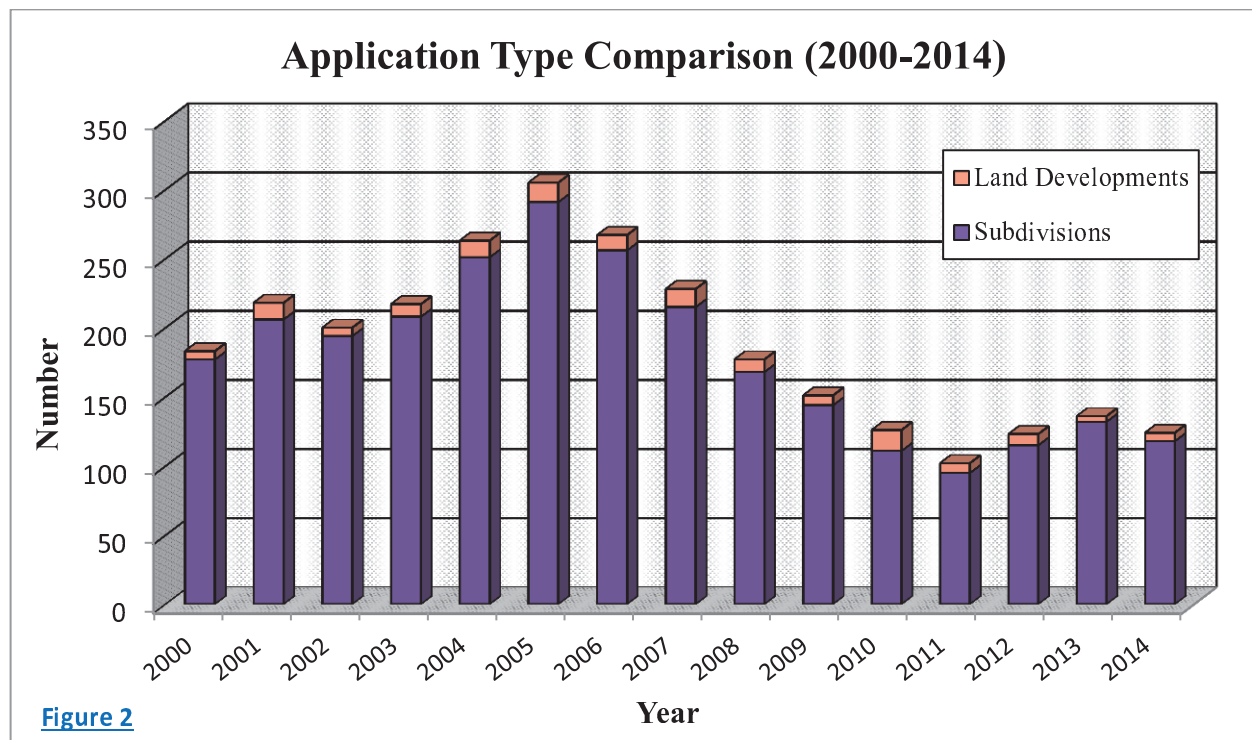
The Planning/GIS Department reviewed 12 fewer applications in 2014 than the previous year. The number of newly created lots in the County decreased by four with respect to the previous year of 2013. A total of 71 new lots were created in Wayne County in 2014.

Overall, for the period of 2000 to 2014, a total of 2,820 applications were submitted for review to the Wayne County Planning/GIS Department. Over this same period, these applications resulted in the creation of 2,194 new lots in Wayne County. On an average basis, these totals translate to 188 applications submitted for review and 146 new lots per year over this 15 year time span. Whether referring to the yearly average, the cumulative totals over this period or simply the yearly comparison of the number of submitted applications to the number of newly created lots, the number of new lots is nearly always less than the applications figure. The only exception to this pattern during this time period was in the year 2003 when the number of newly created lots surpassed the number of applications.

A major reason why the number of applications submitted for review outpaces the number of newly created lots is that a large percentage of subdivision applications result in lot combinations or additions of portions of a lot to another adjoining existing lot. The year 2014 was no exception to this pattern as 144 additions resulted from the subdivision reviews conducted by the Wayne County Planning/GIS Department. This marks the sixth straight year where the number of additions surpassed the number of newly created lots in the County. Over the last six years a total of 472 new lots were created in the County compared to 697 additions over this same time span. [Figure 1](#) at the top of the next page illustrates the yearly comparison of resulting new lots to additions going back to the year 2000.



Another explanation, but to a lesser degree, of why the number of reviewed applications is greater than the number of new lots is that a number of applications are for the purposes of land development rather than a subdivision of land. A subdivision application proposes changes to existing lot lines or the establishment of brand new lots lines, whereas a ‘land development’, as defined by Act 247, involves certain types of physical improvements to a parcel of land. **Figure 2** below illustrates a comparison of the number of land developments to the number of subdivision applications for each year going back to the year 2000. Although the number of land developments is relatively small in comparison, it is still a contributing factor that explains why the number of lots is less than the number of reviewed applications over the last fifteen years.



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